
Z2458
CROWN CASTLE SOUTH, LLC
HB to I1

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent from property owner, is requesting rezoning of 0.147 acre located in the southwest quadrant of the I-65/SR 26 intersection, located behind the Best Western Hotel and Hour Time Restaurant. Petitioner is rezoning the site to make an existing cell tower conforming. The site is more specifically identified as 4347 SR 26 E, Lafayette, Fairfield 25 (NW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This subject property is zoned Highway Business (HB). HB zoning dominates on both sides of SR 26 from the interstate west where Market Place Drive intersects with SR 26, the eastern access to Wal-Mart Plaza. This area has been zoned HB since the zone was established in the overall update to the ordinance in 1998; prior to NUZO, the land was zoned Accommodation Business, (AB). Land to the south of the site is zoned GB (General Business); farther east, a mix of HB, GB and NB (Neighborhood Business) zoning can be found.

AREA LAND USE PATTERNS:

This tower sits adjacent to the interstate south of a hotel and restaurant. Gas stations, restaurants, retail and hotels line both sides of SR 26. The site is immediately surrounded by undeveloped farm fields that are zoned commercially.

TRAFFIC AND TRANSPORTATION:

This site is accessed through an easement across the Hour Time Restaurant/Best Western Hotel. The actual area of rezone is adjacent to the on-ramp for southbound I-65. The remainder of the property is a farm field within City of Lafayette corporation limits. Commerce Drive stubs at the western edge of the overall parcel.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

No water or sewer utilities are necessary for this use.

A type 'A' bufferyard is required where I1 zoning abuts HB zoning.

STAFF COMMENTS:

This tower was built in the early 1990's at a time when city and APC staffs thought the cellular component of public utilities could not be regulated locally by zoning. Rezoning this non-conforming tower to I1 will allow for additional carriers to locate on this tower.

Discussion has begun at Administrative Officers' meetings about changes in the ordinance dealing with cell towers.

I1 zoning for an existing cell tower in this location will not be intrusive to neighboring uses and is compatible with the surrounding HB zoning. In fact, I1 is more restrictive than the surrounding HB zoning because all work, storage and loading is required to be indoors.

STAFF RECOMMENDATION:

Approval